



Freestanding Office/Retail Building

3663 N Mayo Trail
Pikeville, Kentucky 41501

Property Highlights

- +/-1,780 SF freestanding office/retail building
- Situated on +/-0.5 AC with 26 current parking spaces with potential to add more
- Highly visible location along US 23/North Mayo Trail
- Located adjacent to McDonald's and Advance Auto Parts
- Excellent exposure within an established commercial corridor with strong surrounding mix of national and regional retailers
- Convenient access to Downtown Pikeville and surrounding Eastern Kentucky communities
- +/-10 minutes from Pikeville Medical Center and the University of Pikeville
- Pikeville is a regional destination for retail, restaurants, healthcare and services
- Traffic count of +/-25,689 VPD on North Mayo Trail

Offering Summary

Sale Price:	\$562,500
Building Size:	1,780 SF
Lot Size:	+/-0.5 Acres

For More Information

Jim Kemper

Vice President
O: 859 422 4407
jimkemper@naiisaac.com | KY #189559

Paul Ray Smith, Jr

Executive Vice President
O: 859 422 4401
prsmith@naiisaac.com | KY #183529

For Sale

1,780 SF | \$562,500

Freestanding Building

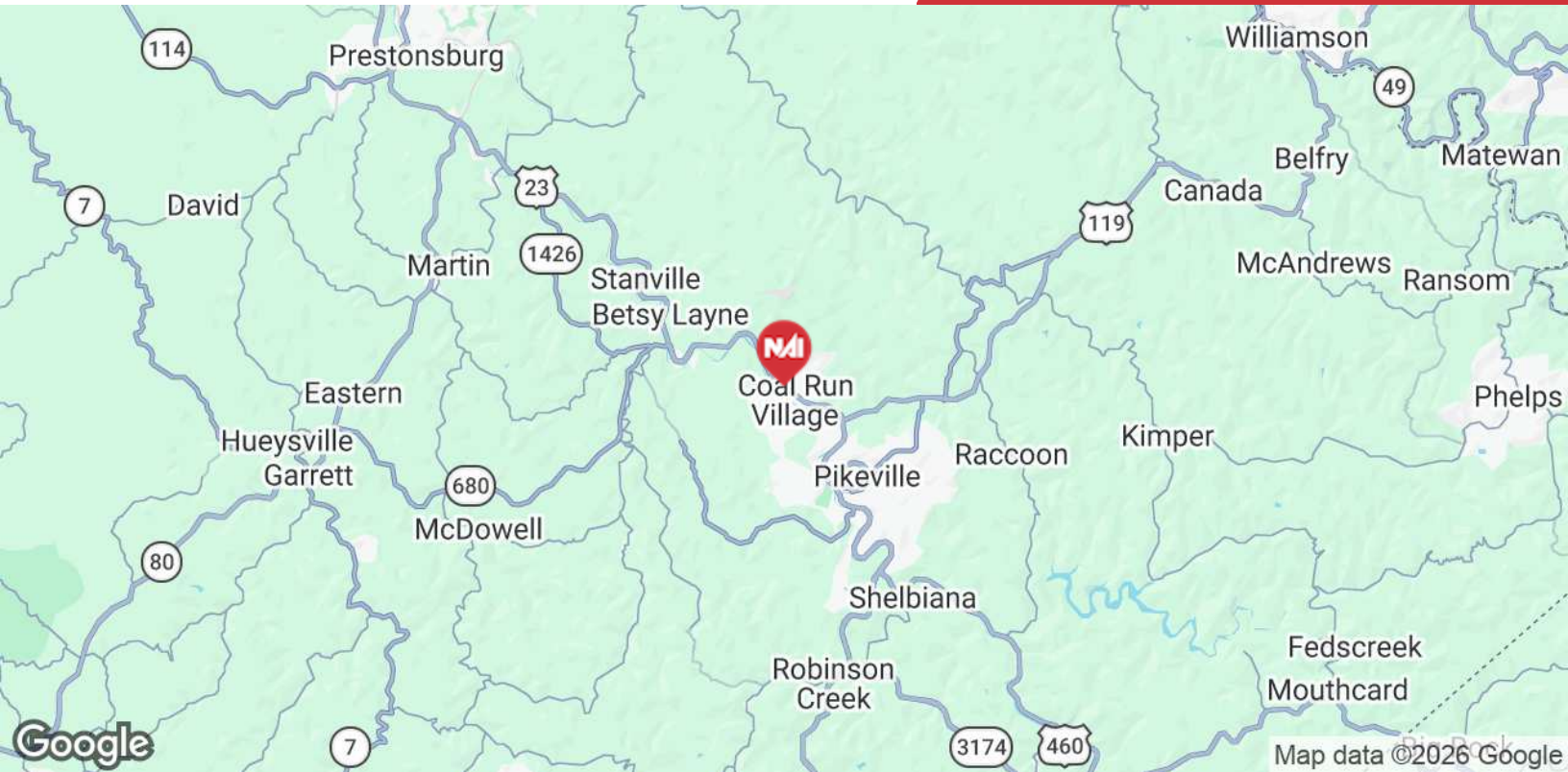


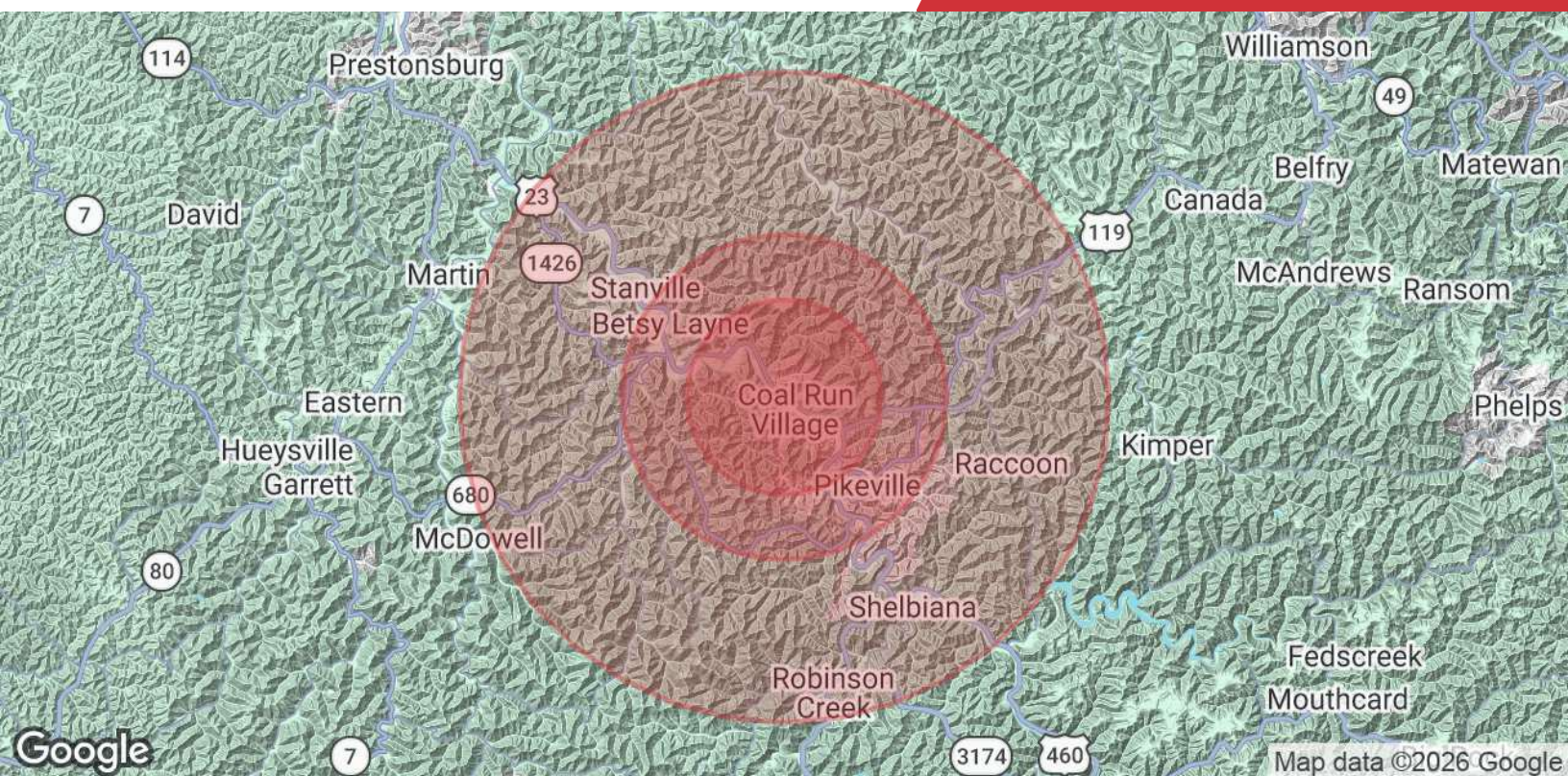
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771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

Broad Bottom







Population	3 Miles	5 Miles	10 Miles
Total Population	5,342	15,766	33,153
Average Age	36.3	37.8	40.8
Average Age (Male)	37.2	37.7	39.9
Average Age (Female)	36.9	38.6	41.8
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	2,266	6,512	13,843
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$78,349	\$71,261	\$67,448
Average House Value	\$207,406	\$183,054	\$139,639

* Demographic data derived from 2026 STDB